Osborne Grove Nursing Home

Community Engagement

Upper Tollington Park
London N4 3EL

Haringey LONDON



Photograph of Site from Upper Tollington Park

A new future for Osborne Grove (Upper Tollington Park)

Haringey Council is working with local residents, representing different identified needs groups, local Councillors and Local Health partners to develop a new nursing home at Osborne Grove. We have carried out comprehensive studies of the Osborne Grove site, which is at 16-18 Upper Tollington Park, and believe there is the opportunity to redevelop it to provide a new, purpose built and outstanding Nursing Facility for the borough's older and disabled people.

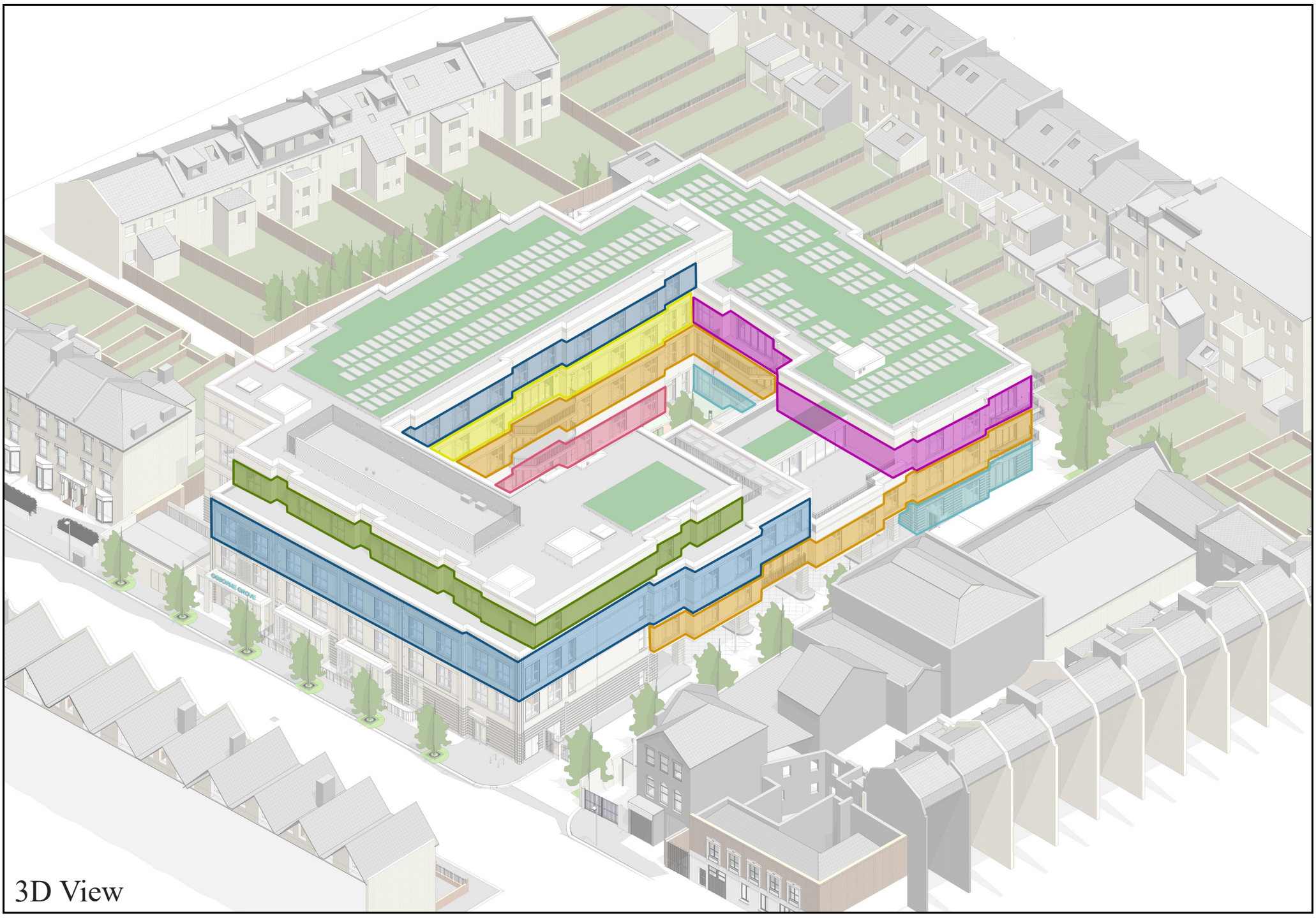


Aerial View of Existing Site

Project Team

London Borough of Haringey - Site owner
Ingleton Wood LLP - Architect

Ingleton Wood
Property and Construction Consultants
www.ingletonwood.co.uk



3D View

With partners, we are developing a Model of Nursing care which will meet the current and future needs of Haringey residents. The proposed home will provide accommodation and care for up to 98 residents within 9 households;

- 18x Short Term Step up/Step down Supported Accommodation flats.
- 10x Studios for nursing care for people with complex care needs and a history of homelessness and/or rough sleeping.
- 3x Dementia Households (30 Residents).
- 1x Complex Nursing Care Household (10 Residents).
- 1x Physical Frailty Household (10 Residents).
- 1x Intermediate Care Household (10 Residents).
- 1x Autism and/or Learning Disabilities Household (10 Residents).

Supporting Residents

Future Nursing Care at Osborne Grove is critically important for Haringey Residents. There is currently only one Nursing Home in the borough and for some time demand for Nursing placements for Haringey residents has not been met locally. The new nursing home will allow more residents to remain close to their community and families.

The Council is keen to develop innovative nursing care, designed specifically for the end users, co-designed with local residents, linked to other services and at the heart of the wider community.

The Council is committed to providing a home which responds to resident needs, some of which include;

- ‘An open home’, outward facing that supports the involvement of the wider community, and health & care partners.
- Partner and community engagement in supporting OGNH to operate to the full benefit of residents and other older people.
- Outstanding design to facilitate flexible care delivery now and into the future, including dementia friendly design (designed to Stirling University dementia design standards)
- An environment which enables residents and promotes and encourages independence
- A Commitment to a provision which responds holistically to residents therefore the home will include community spaces available to the home’s residents and the wider community.

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Ground Floor Plan



First Floor Plan



Second Floor Plan

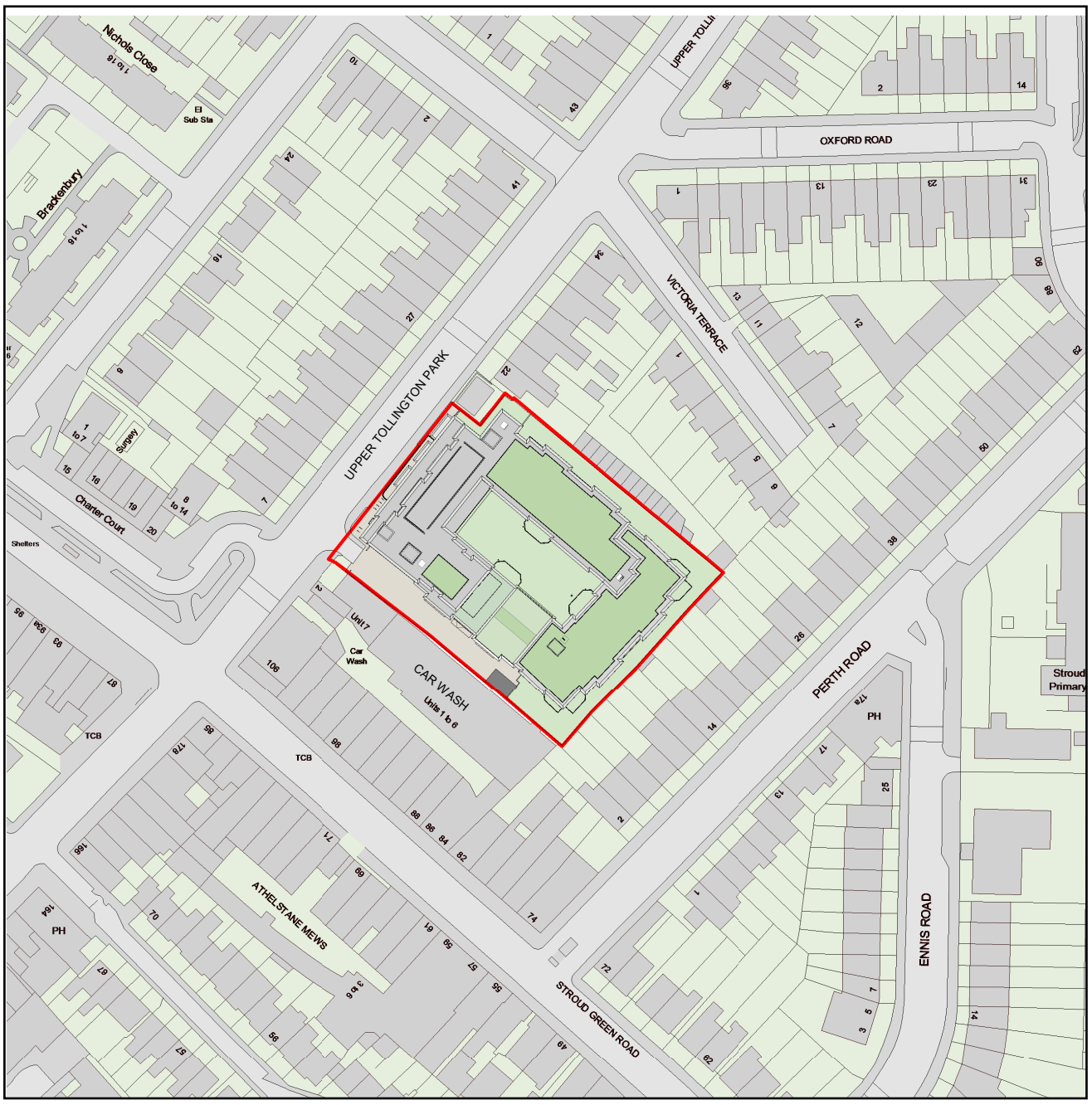


Third Floor Plan

The new building includes a large central courtyard, fully landscaped with further landscape around the perimeter. 17 new trees will be introduced with 6 along the street front and one in the central courtyard. Discreet delivery and parking arrangements run along side the building.

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Proposed Site Location Plan



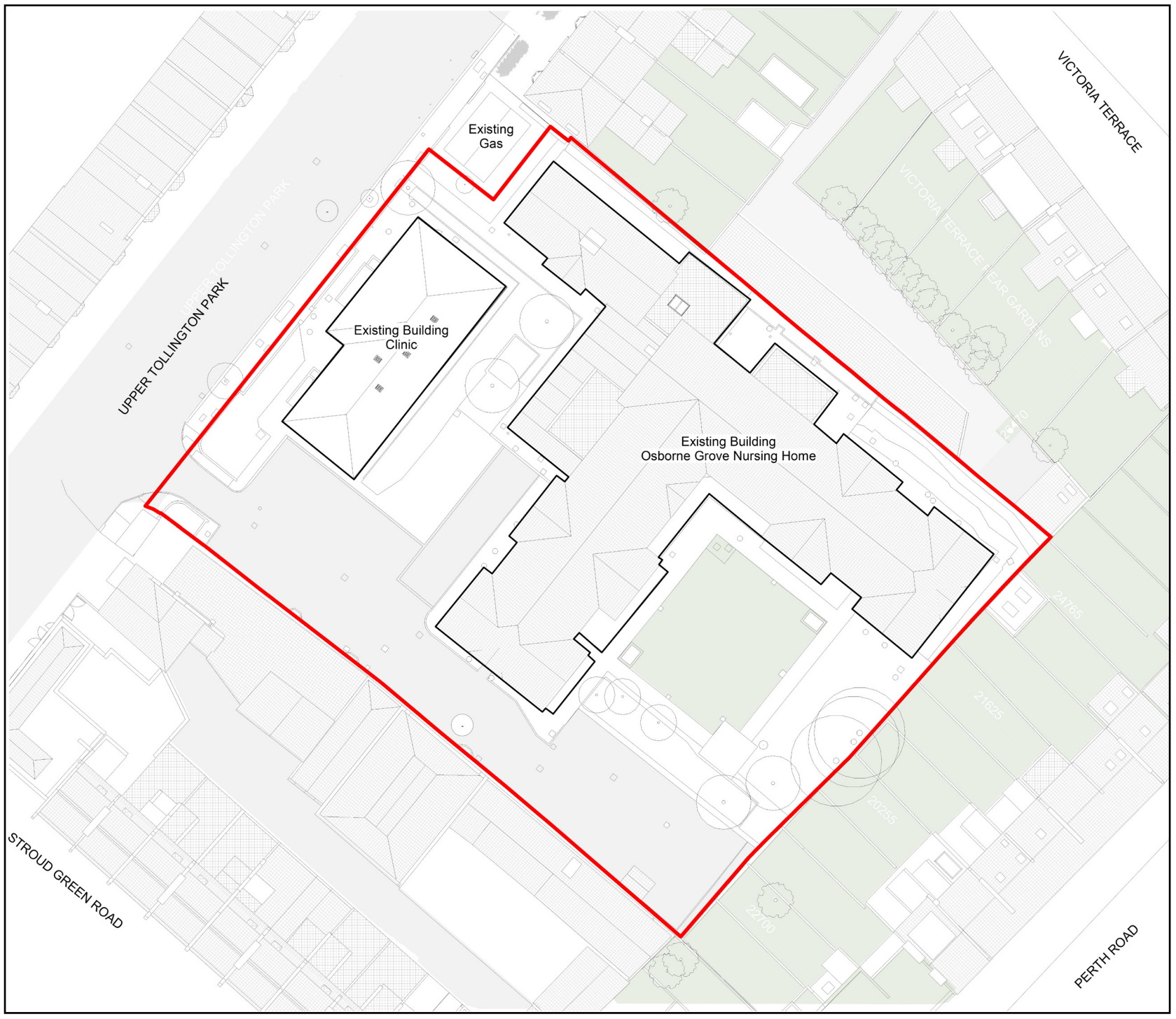
The home is to be finished with a light, sandy brick much like the surrounding neighbourhood. Brick detailing will be added at ground level and across the elevations to create a high quality finish.

The home has been designed with sustainable aspirations at its forefront. The home will have bio-solar greenroofs with solar panels where possible, powering an all electric care home. The building envelope has been designed to reduce heat loss and minimise overheating, maintaining a consistent temperature that relies less on mechanical equipment.

Artists Impression



Existing Site Plan



Proposed Site Plan



Haringey LONDON

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LB Haringey are proposing the procurement of a Construction Company through the use of LB Haringey's own **London Construction Programme Framework** to ensure:

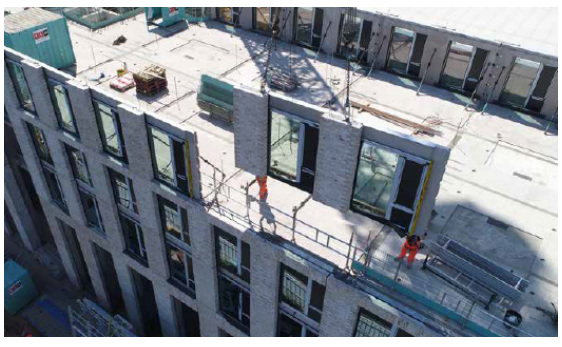
- Rigorous Contractor selection and monitoring of Key Performance Indicators
- Efficiencies and cost savings in procurement
- Membership of the Considerate Contractors Scheme where key fundamental expectations are defined:

Respect of the Community
Courteous behaviour
Safer Environment preventing unnecessary disturbance
Proactive and effective engagement
Delivering meaningful positive impacts

Care for the Environment
Prioritising environmental issues
Optimising use of resources
Community engagement to improve the local environment

Valuing the workforce
Inclusivity, Diversity and Localism
Ensuring workplace is well maintained, clean and secure





The design has been carefully considered to incorporate as much off-site production to ensure:

High quality
Less storage and mess on site
Greater speed of construction
Reduced on-site need for tradespersons

Share your views

You can also find this information and provide your feedback at:

OGNH.engagement@haringey.gov.uk

Please ensure we receive your feedback by 11th November 2022.

Community Engagement
-
Oct/Nov 2022

Planning Application Submission
-
Nov 2022

Start on Site
-
Oct 2023

Completion
-
Feb 2026

Ingleton Wood
Property and Construction Consultants
www.ingletonwood.co.uk